

STR ORDINANCE REVISIONS FAQ

Q: My property is in the City of Cannon Beach. Will the County's proposed changes affect my property?

A: No. The proposed amendments (Ordinance 22-01 and 22-03) will only affect properties in the unincorporated areas of Clatsop County and the Urban Growth Boundary (UGB) of the City of Gearhart.

Q: My property is in the Highlands in Gearhart. Will my property be affected?

A: The Highlands is in Gearhart's UGB. Gearhart's short-term rental regulations only cover properties within the incorporated limits of Gearhart. That means your property is regulated by the County's STR rules, and the proposed amendments.

Q: My property is in Cove Beach. Will my property be affected?

A: Cove Beach is an unincorporated area. Therefore, it regulated by Clatsop County's STR rules and the proposed amendments.

Q: Can my homeowner's association (HOA) prohibit short-term rentals even if the County allows them?

A: Yes. Your HOA can prohibit STRs even if County codes allow them. Please note that the County **does not** enforce HOA Covenants, Conditions, and Restrictions. The HOA is responsible for enforcing its own rules.

Q: Why is the County amending its rules?

A: Clatsop County currently has two sets of operating standards for short-term rentals – one for Arch Cape and the other for the rest of unincorporated Clatsop County (and the Gearhart UGB). The operating standards were put in place to protect health and safety. The proposed revisions in Ordinance 22-03 seek to further clarify and refine those operating standards.

Ordinance 22-01 consists of amendments to the zoning code. They clarify which zoning districts STRs can be allowed in. On February 16, the Board of Commissioners, directed staff to prepare amendments that would permit STRs in all residential zones in unincorporated Clatsop County.

The Clatsop County Planning Commission reviewed those amendments on March 8 and recommended that the Board **not** allow STRs in residential districts, except in Arch Cape. The Planning Commission also recommended that STR applications be reviewed at a public hearing and that the Board considering imposing a cap on the number of STRs permitted in unincorporated Clatsop County.

Q: Does the Clatsop County Board of Commissioners have to accept the Planning Commission's recommendation?

A: No. The Board sets policy and approves regulations. They can accept the Planning Commission's recommendations, reject the recommendations or modify them.

Q: When will the Board of Commissioners make a decision?

A: The Board will hold two public hearings on proposed changes to Ordinance 22-01 and Ordinance 22-03. The first public hearing is scheduled for 6 p.m. Wed., April 13. The second public hearing is tentatively scheduled for 6 p.m. Wed., April 27.

Q: How can I offer my opinion on the changes?

A: Written comments can be submitted to the Board of Commissioners by emailing commissioners@co.clatsop.or.us. You can email the [Clerk of the Board](#) to sign up to speak at a public hearing or call 503-325-1000.

Q: Where can I get more information about the proposed amendments?

A: The proposed amendments are on the County's [website](#). You can also [email](#) the Community Development Department or call 503-325-8611.